



DEPARTMENT OF THE ARMY  
U.S. ARMY GARRISON, FORT GEORGE G. MEADE  
FORT GEORGE G. MEADE, MARYLAND  
20755-5115

43580  
FILE



REPLY TO  
ATTENTION OF:

- 3 APR 1996

Directorate of Public Works

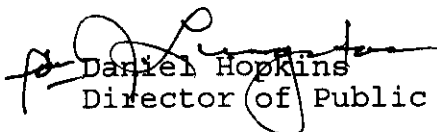
Mr. Drew Lausch  
Remedial Project Manager  
General Federal Facilities Section (3HW72)  
U.S. EPA, Region III  
841 Chestnut Building  
Philadelphia, PA 19107

Dear Mr. Lausch:

Enclosed for your information is a copy of the signed  
Gaithersburg Nike Control Center Finding of Suitability to  
Transfer (FOST).

Questions concerning this matter may be directed to Mr. Paul  
Robert, Chief, Environmental Management Office at (301) 677-9648.

Sincerely,

  
Daniel Hopkins  
Director of Public Works

Enclosure

RECEIVED

APR 08 1996

G...  
FACILITY...

## **FINDING OF SUITABILITY TO TRANSFER**

### **Former U.S. Army Reserve Center, Gaithersburg, Maryland**

#### **1.0 PURPOSE**

The purpose of this Finding of Suitability to Transfer (FOST) is to document environmentally related findings regarding the proposed transfer of 18.3 acres of property at U.S. Army Reserve Center, Gaithersburg, Maryland. In my capacity as the Garrison Commander, Fort George G. Meade, and based on an Environmental Baseline Survey, I have determined that the identified property located in Montgomery County, Gaithersburg, Maryland, is suitable for transfer to the National Park Service for conveyance to the Maryland - National Capital Park and Planning Commission. The property is currently vacant.

#### **2.0 PROPERTY DESCRIPTION**

The USARC Gaithersburg facility is a former Nike Control Center, and involves approximately 18.3 acres of fee-owned land and 4.4 acres of easement interests in Montgomery County, Maryland. The buildings on the property include the former barracks, administration building, engine generator and frequency changer building, and the chlorinator house. A wastewater septic field is located on the site. The buildings, constructed in 1955, are currently severely deteriorated because of neglect and vandalism. The site is approximately 14 miles northwest of Washington, DC. A site map of the property to be transferred is attached (encl 1).

#### **2.1 SURROUNDING PROPERTY DESCRIPTION**

Surrounding property concerns include attractive and expensive homes of the Flowerhill residential development. The site is topographically higher than the surrounding area. A gasoline station located on Snouffer School Road is approximately one-half mile to the northeast of the site, and the Montgomery County Airpark is approximately three-quarters of a mile to the east. There is also a small shopping center that houses a convenience store, restaurant and several other small stores. The remaining surrounding area has been developed for single family housing.

#### **3.0 REGULATORY COORDINATION**

Maryland Department of the Environment and the U.S. Environmental Protection Agency, Region III, were notified of the initiation of the FOST. Regulatory comments received during the FOST development have been reviewed and incorporated into the document.

#### **4.0 NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE**

The proposed transfer addressed by this FOST is consistent with Maryland-National Capital Park and Planning Commission's reuse plan and conditions in the Environmental Assessment and Record of Environmental Consideration. The proposed transfer and reuse plan will not be adverse to human health and the environment.

#### **5.0 ENVIRONMENTAL BASELINE SURVEY FINDINGS**

Recent DoD guidance requires property undergoing closure to classify study areas within their installation into one of seven area types. The purpose of the classification of land and buildings into categories is to identify areas that can easily be made available for transfer. The former U.S. Army Reserve Center consists of 11.84 acres of category 1 property and 6.46 acres of category 2 property. The Army has determined the environmental condition of the proposed transfer property by conducting a review of existing environmental documentation associated with the property and a visual site inspection (VSI). The documents reviewed included the Comprehensive Environmental Response Facilitation Act (CERFA) Report, April 1994, which serves as an Environmental Baseline Survey (EBS) of the entire facility; the Quality Control Summary Report, Removal of Aboveground Storage Tank and Contaminated Soils, Gaithersburg, Maryland, September 1993; the Gaithersburg Research Facility Control Area Site Investigation, March 1991, and the Gaithersburg Nike Control and Launch Area Preliminary Assessment/Site Inspection, January 1990. There view of the above listed reports together with the VSI constitute an EBS specific to the property. All existing environmental information was used in conducting the EBS.

##### **5.1 HAZARDOUS SUBSTANCES**

Based on review of the EBS documents and VSI, there is no evidence of release or disposal of hazardous substances on the property proposed for transfer. Calcium Hypochlorite was stored for chlorination purposes. Petroleum products as described in Worksheet A (encl 2) and with the exception of the aboveground storage tank, no releases of petroleum products occurred. All soil contaminated from the release has been removed and properly disposed as discussed in Section 5.1.4. below. This determination is supported by the CERFA report which was concurred with by the State of Maryland's Department of Environment.

##### **5.1.1 ASBESTOS**

A facility-wide asbestos survey and asbestos sampling analysis were included in the site inspection. Asbestos containing materials (ACM) were identified in three of the five buildings (Mess Hall, Administrative Buildings and Barracks). The two

predominant applications of friable asbestos found were pipe insulation and tank and flue insulation. The three predominant applications of nonfriable asbestos found were floor tiles, floor tile mastic and transite cement panels.

Asbestos removal work was conducted by a certified asbestos abatement contractor who removed all of the ACM material within the facility, as defined in the SI report, except the floor tile and floor tile mastic in the barracks and administration buildings. The ACM was bagged and transported to Bridgeport, West Virginia for disposal.

#### **5.1.2 LEAD-BASED PAINT AND LEAD IN THE SOIL**

Lead paint, as defined by 24 CFR Section 35.12, was detected throughout the interior and exterior of all buildings. The site has been vacant since 1985 and all buildings have been heavily vandalized. The buildings do not meet standards for residential habitation or the criteria of "Target Housing" as defined in Public Law 192-550 and no remediation is required. The presence of lead paint in the buildings will be noted in the deed restrictions. Soil samples were taken near the buildings and analyzed for lead. Results showed slightly elevated levels above background. Leaching of lead into the soil from building paint was insignificant, therefore, no remedial action of the soil was required. In accordance with Department of Defense Policy on lead-based paint at Base Realignment and Closure Properties, abatement of lead-based paint hazards is not required of buildings scheduled for non-residential use.

#### **5.1.3 POLYCHLORINATED BIPHENYLS**

Four electrical transformers were present on site. None contained polychlorinated biphenyls. Soil samples taken from below the electrical transformers contained no polychlorinated biphenyls. Since these transformers were no longer in use, they were removed. One hundred and ninety gallons of transformer oil was removed from the four transformers and disposed of at a receiving facility in Lancaster, Pennsylvania. The four transformers were transported to Lorton, Virginia for disposal.

#### **5.1.4 ABOVEGROUND STORAGE TANK**

Concentrations of Fuel Oil No. 2 were found in soil in the vicinity of the aboveground storage tank near the Mess Hall. The contaminated soil and aboveground storage tank were recommended for removal. Since the tank was adjacent to the Mess hall, the potential for contamination to extend under the building was present. During the pre-design stage, sub-surface soil samples confirmed that the contamination had extended under the building. Therefore, the remedial action included the demolition of the building and removal of the contaminated soil under it.

#### **5.1.5 GROUNDWATER**

Analytical results for groundwater samples indicate that there is no groundwater contamination. No volatile or semi-volatile organic constituents were detected. TPHC was not detected above the Maryland Standard of 100 ug/L.

#### **5.1.6 REMEDIATION**

The Army will include provisions in the deed stating the Army has performed all known remedial actions necessary to protect human health and the environment for the property of concern. Any remedial actions deemed necessary after the date of property transfer, and for which the Army is deemed responsible, will be conducted by the Army.

#### **6.0 ACCESS**

The Army will include provisions in the deed stating the Army shall have access to the property in any case in which a response action or corrective action is found to be necessary after the date of property transfer, or such access is necessary to carry out a response action or corrective action on adjoining property.

#### **7.0 ANALYSIS OF LAND USE**

The proposed reuse of the property is for a public park and recreational purposes. The overall use concept is described in the application from the Maryland-National Capital Park and Planning Commission (MNCPPC). The property will be developed and operated as a neighborhood park by the MNCPPC.

#### **8.0 DEED RESTRICTIONS**

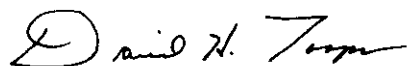
The attached Environmental Protection Deed Disclosures will be in place as part of this transfer to ensure that future use of this property is compatible with local reuse authorities (encl 3).

Some asbestos and lead paint exist on the site as discussed in paragraph 5. There are no apparent environmental conditions present on the property precluding its transfer for unrestricted use. Potential transferees should be notified that asbestos is present in the floor tile of the buildings and inside the boiler located behind the administration building. Also, lead paint, was detected throughout the interior and exterior of all buildings. No further remedial action is required since the property will be developed and operated as a neighborhood park, not for residential habitation. Leaching of lead into the soil from building paint was insignificant and no remedial action was required.

## 9.0 FINDING OF SUITABILITY TO TRANSFER

Based on the above and referenced information contained in the site specific EBS, I have concluded that the requirements of CERCLA 120(h) have been met; and subject to the foregoing restrictions and rights, the property may be transferred to the Maryland National Park Service.

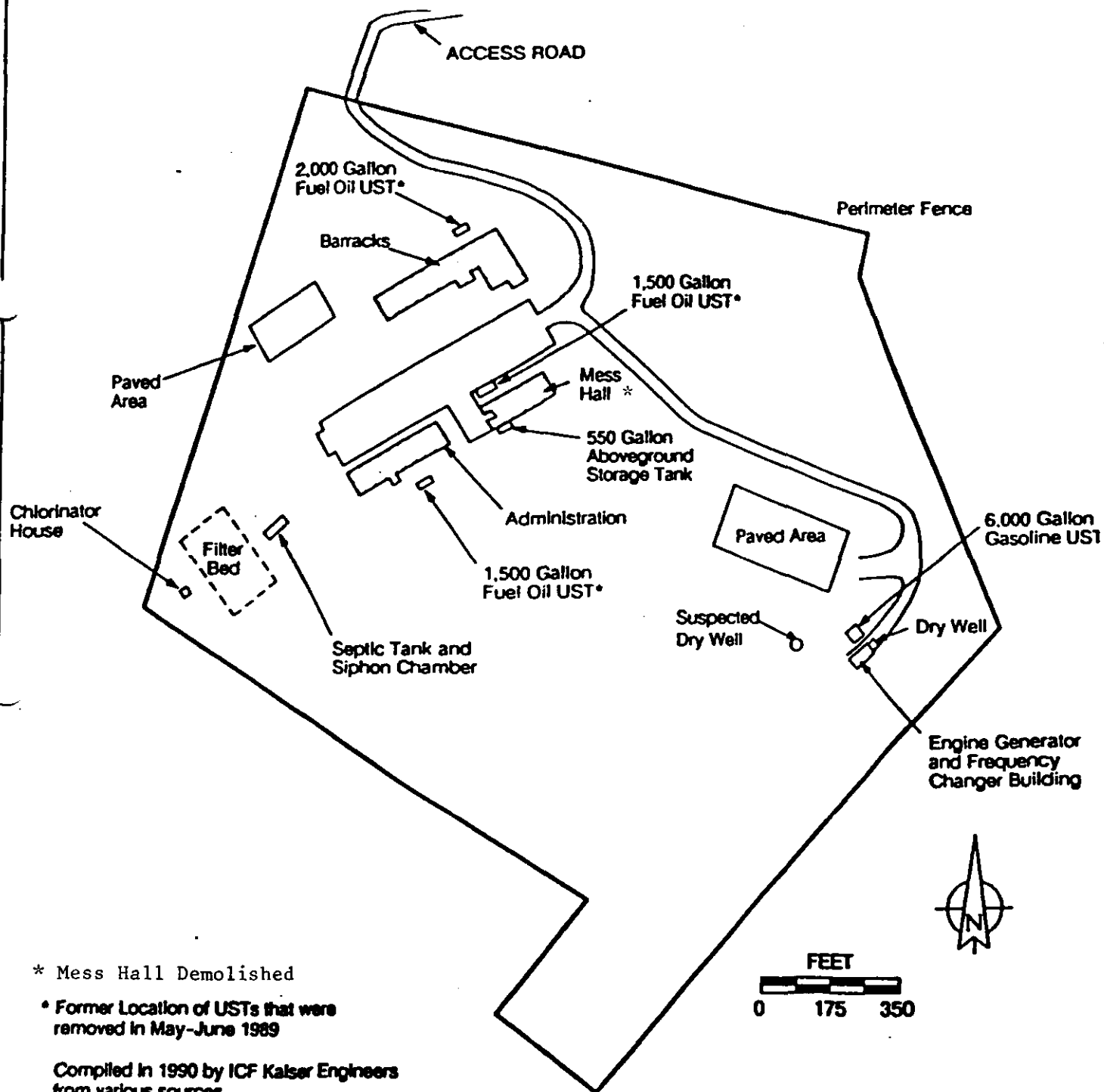
In satisfaction of the requirements of CERCLA Section 120 (h) (3) the deeds for the property will contain the following notice: (1) all remedial actions necessary to protect human health and the environment with respect to any such substance remaining on the property have been taken before the date of transfer; (2) any additional remedial action found to be necessary after the date of transfer (that resulted from past Army activities) shall be conducted by the Army; (3) access clause as described in this document; and (4) deed restrictions as described in this document.



DAVID H. TOOPS  
Colonel, Field Artillery  
Commanding

Date 30 March 76

**Figure 1.3-2**  
**Site Map of Former Army Reserve Center (ARC)**  
**Gaithersburg, Maryland**



\* Mess Hall Demolished

\* Former Location of USTs that were removed in May-June 1989

Compiled in 1990 by ICF Kaiser Engineers from various sources

Source: "Gaithersburg Research Facility Control Area Site Investigation," Vol. 1, March 1991.

Worksheet A: Review of Storage of Hazardous Substances and Petroleum Products							
Storage Site or Site Area	Substances Stored	Largest Qty Stored	Length of Time of Storage	Is Notification of Storage Required?	Category of Env. Condition		Has a Release Occured? (If Yes, see Worksheet B)
					1	2	
Above ground Storage Tank of Former Mess Hall	Fuel Oil #2	550 gal	Unknown	No		N/A	Yes*
Gasoline UST at Engine Gen. & Freq. Change Bldg.	Gasoline	6000 gal	Unknown	No		N/A	No
Fuel Oil: List at Administrative Bldg.	Fuel Oil #2	1500 gal	Unknown	No		N/A	No
Fuel Oil UST at Mess Hall	Fuel Oil #2	1500 gal	Unknown	No		N/A	No
Fuel Oil list at Barracks	Fuel Oil #2	2000 gal	Unknown	No		N/A	No
Chlorinator House (Calicum Hypochlorite)	CaOCI2 **	50 lbs	Unknown	Yes		X	No
* Worksheet B - N/A							
** CAS # 7778543							

The information contained in this notice is required under the authority of regulations promulgated under section 120 (h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund") 42 U.S.C. Section 9620 (h).



Worksheet B: Review of CERCLA, IRP or Cleanup Sites						
Site or Area Where Release or Disposal of CERCLA Hazardous Substances Occured	Category of Environmental Condition of Property					Comments
	3	4	5	6	7	
* NONE - Only petroleum release no hazardous substances						



**Worksheet C: Review of Other Known or Potential Hazards**

				Disclosure of		Restrictions on		
Site or Area	States and Descriptions of Hazards			Hazard Required		Use Required In		List of Restrictions,
				in Deed?		Deed?		If Required
	Known	Potential	Description	Yes	No	Yes	No	
Administrative Building and Barracks	Yes		Asbestos floor tiles, Asbestos inside	Yes		Yes		Disclose presence of Asbestos
			the boiler located behind Admin. Bldg.					in FOST EBS
Administrative Building and Barracks	Yes		Lead paint interior & exterior surfaces	Yes		Yes		Disclose presence of LBP in
Chlorinator house, Engine Generator and								FOST EBS and deed; include
Frequency Changer Building								health warning info required by
								LBP Protection Act

The information contained in this notice is required under the authority of regulations promulgated under section 120 (h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund") 42 U.S.C. Section 9620 (h).

10/11/2003

## FINDING OF SUITABILITY TO TRANSFER

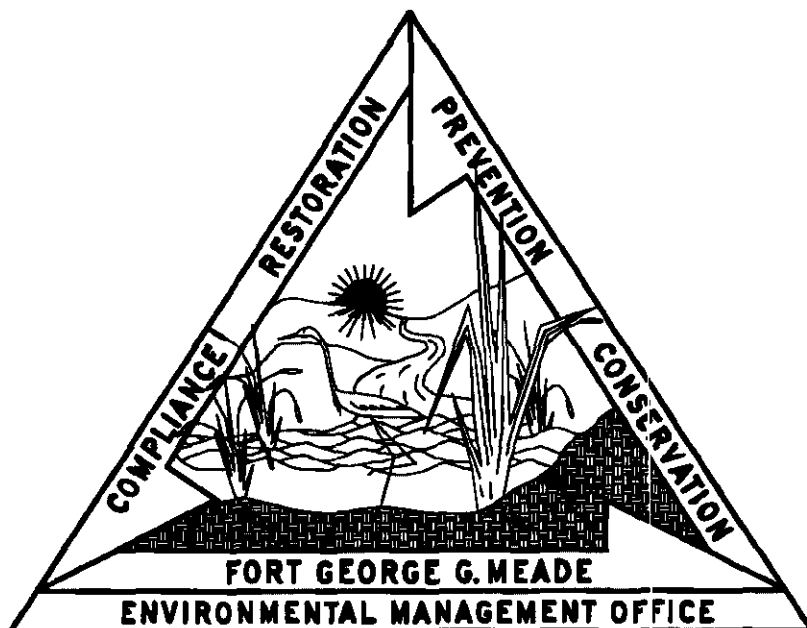
Former U.S. Army Reserve Center, Gaithersburg, Maryland

### ENVIRONMENTAL PROTECTION DEED DISCLOSURES

1. The site has been fully restored and no adverse impact on public health or the environment appears to exist. Some asbestos and lead based paint, as discussed below, exist on the site. There are no apparent environmental conditions present on the property precluding its transfer for unrestricted use.
2. Potential transferees should be notified that asbestos is present in the floor tile of the barracks and administration buildings and inside the boiler located behind the administrative building.
3. Potential transferees should be notified that lead paint, as defined by 24 CFR Section 35.12, was detected throughout the interior and exterior of all buildings. The existing buildings have been heavily vandalized and without extensive renovations are not suitable for residential habitation.
4. CERCLA hazardous substance calcium hypochlorite CAS # 7778543 was stored on site for chlorination purposes.

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# FORT GEORGE G. MEADE ENVIRONMENTAL MANAGEMENT OFFICE

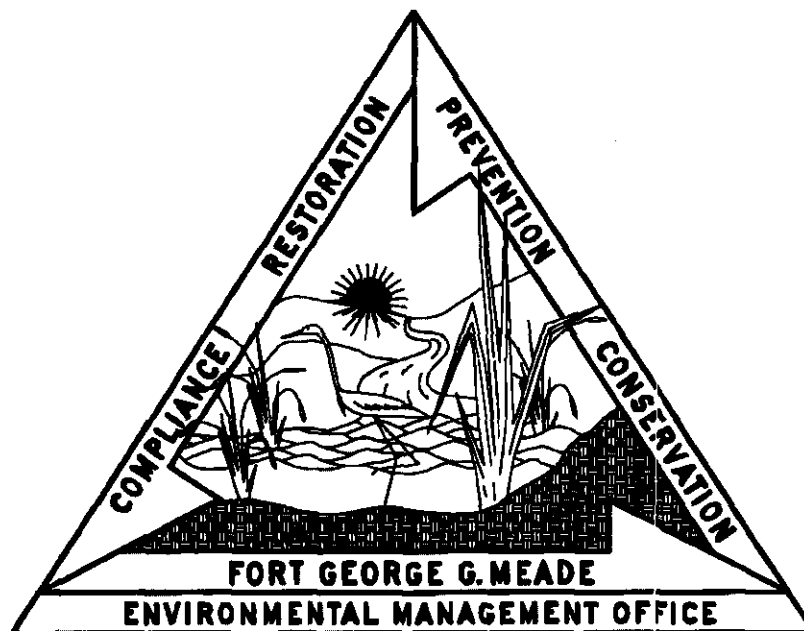
DATE: 3/11/96TIME: 0800PAGES: 7 + HEADER

FAX: (301) 677-9001 COM: (301) 677-9648

TO: DREW LAUSCH X-3161 - Called at 11:15 AM  
3/11/96 - verFROM: PAUL ROBERTREMARKS: G-Burg FOST FINALAny Questions let me know!Will send signed copy soon!Paul R.

ATTN: ANME-PWE FORT MEADE, MARYLAND 20755-5115

# FORT GEORGE G. MEADE ENVIRONMENTAL MANAGEMENT OFFICE



DATE: 3/12/96 TIME: 7:30 PAGES: 3 + HEADER

FAX: (301) 677-9001 COM: (301) 677-9648

TO: DREW LAUSCH X.3161 - Call at 11:30  
A.A. 3/12/96

FROM: PAUL ROBERT

REMARKS: G-BURG FOST.

FORGOT TO SEND you WORKSHEETS A,B,C

PAUL

ATTN: ANME-PWE FORT MEADE, MARYLAND 20755-5115